



## Fairbanks Resource Agency (FRA)

**Auditor:** Nortech

**Audit date:** September 2014

Fairbanks Resource Agency has provided services to individuals with disabling conditions in the Fairbanks area since 1967. It offers a wide variety of services, including care and support for individuals with disabilities and their families, employment and residential services for adults with developmental disabilities, day services for seniors, caregiver support, and crisis prevention services. FRA has over 300 employees and operates three small businesses that employ 150 people with disabilities each year. FRA serves over 1,000 people annually with its programs.

FRA applied to participate in the pilot cohort for three buildings and its main building, which sees the most use, and was admitted by the selection committee. Nortech conducted Level I and Level II audits for FRA through this program for a total cost of \$7,755.

### Mission

FRA is dedicated to assuring that Interior Alaskans with disabilities and their families have equal opportunity to be fully integrated into the community where education, employment, housing, recreation, and family support services are available in the same places, at the same times, and with the same respect afforded any member of the community.



### Building

**Size:** 19,040 ft<sup>2</sup>

### Fuel consumption

**Baseline annual fuel use:** 2,017 MBTU

Fuel oil #2 (9,268 gal / 1,279 MBTU)

Electricity (216,232 kWh / 738 MBTU)

**Baseline EUI:** 106 kBtu/ft<sup>2</sup>/yr

**Baseline annual energy costs:** \$74,425

Fuel oil #2 (\$32,958)

Electricity (\$41,467)



### Audit recommendations (Completed retrofits in black)

Recommendation	Predicted costs	Actual cost	Contractor	Date completed	Notes
Lighting					
1. Replace incandescent lamps, exterior lighting, fluorescent T8 and T12 lamps with LEDs	\$54,722	Incorporated into FRA's annual building maintenance budget	FRA maintenance staff	Ongoing	Lighting replacement is ongoing as fixtures are replaced as they burn out.
Heating/cooling					
2. Replace two boilers					
3. Place boiler circulation pump on timer	\$4,994	\$90,000	Unknown	2014	FRA received 4 contractor bids for the boiler replacement, and chose the lowest bid.
4. Use programmable thermostats to incorporate a night temperature setback	\$6,600				The predicted cost associated with replacing the two existing boilers represents the difference in cost of purchasing two typical boilers compared to two energy efficient boilers.
Kitchen					
5. Replace old refrigerator with Energy Star qualified unit	\$750	\$1,000	FRA maintenance staff	2015	
	Total: \$67,066	Total: \$91,000			